

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

I have reviewed the application and have concerns about the potential for noise from the proposed compressor to adversely impact residential amenity, especially the flats above. Whilst the applicant has provided a 'Fushionscroll brochure' it is not clear which compressor they propose to install, what the noise levels will be at the nearest noise sensitive premises or what hours the plant will be used, e.g. daytime or 24/7. From the ground floorplan it appears that two compressors maybe proposed and they will be contained in some kind of enclosure, but no information has been provided on whether the enclosure will provide any sound attenuation from the unit(s).

As the application contains insufficient information on noise I am unable to provide full comments on the proposal. I recommend the applicant provides further information to demonstrate that any adverse noise impacts from the proposed compressor(s) will be appropriately mitigated.

Please do not hesitate to contact me if you require any further information.

Officer Comment:

The compressor unit has been removed from the external area and will now be placed within the shop. Amended plans have been received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 13

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

The proposal is to remove the existing glazing and door at ground floor level and replace with full length windows within white powder coated aluminium frames with a white solid panel to the bottom section of the frames. The existing door will be replaced with an automatic electric door with a roller shutter installed within the inside of the entrance to the shop.

The shop front faces Beachlands Funfair which consists of a mixture of frontages facing the Public Realm. It is judged that the scheme would not result in an adverse impact on the visual amenity of the locality. It is therefore considered that the development is acceptable, meeting the requirements of policy DM21 of the HBLP (Allocations) and policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

The proposal results in a similar type of development to existing units fronting this section of Sea Front and Beachlands Funfair. Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

The scale, siting and design of the proposal would have limited and acceptable impact on the adjacent properties and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01153 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form -Received 30 November 2020

Location Plan - Received 30 November 2020

Existing and Proposed Elevations - Drawing No. TSL/VLJ/2-9/02 REV 1 - Received 22 February 2021

Existing and Proposed Floor Plans - Drawing No. TSL/VLJ/2-9/01 - Received 22 February 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.